

CITY OF BOSTON
Action Plan
Program Year 2013
(July 1, 2013 – June 30, 2014)



Martin J. Walsh, Mayor

**Sheila A. Dillon, Chief of Housing and Director,
Department of Neighborhood Development**

**CITY OF BOSTON
Program Year 2013 ACTION PLAN**

TABLE OF CONTENTS

SECTION	PAGE
Program Year 2013 Budget – All Sources	3
Expected Resources	4 - 9
Annual Goals and Objectives	10 - 19
Projects	20 - 36
Geographic Distribution	37 - 38
Affordable Housing	39
Public Housing	40 - 42
Homeless and Other Special Needs Activities	43 - 44
HOPWA Goals	45
Barriers to Affordable Housing	46 - 47
Other Actions	48 - 51
Program Specific Requirements	52 - 57
Public Comments	58-62

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

City of Boston PY13 Budget - All Sources (FINAL)	\$ Amount	% of total
Community Development Block Grant (CDBG)	\$20,937,238	26.97%
PY13 grant	\$16,834,371	21.69%
Program Income (estimate)	\$2,000,000	2.58%
Prior Year Funds (estimate)	\$2,102,867	2.71%
Home Investment Partnerships Program (HOME)	\$5,898,285	7.60%
PY13 grant	\$4,418,285	5.69%
Program Income (estimate)	\$480,000	0.62%
Prior Year Funds (estimate)	\$1,000,000	1.29%
Housing Opportunities for Persons With AIDS (HOPWA)	\$2,087,647	2.69%
Emergency Solutions Grant (ESG)	\$1,161,878	1.50%
PY13 grant	\$1,161,878	1.50%
Prior Year Funds (estimate)	\$0	0.00%
HUD/CPD FORMULA GRANT SUBTOTAL	\$30,085,048	38.76%
Boston Invests Section 108 Loan Guarantee	\$5,000,000	6.44%
Economic Development Initiative (EDI)	\$50,324	0.06%
Subtotal Section 108 Loan Guarantees & EDI Grants	\$5,050,324	6.51%
HUD Lead Hazard Control and Lead Hazard Reduction Demonstration Grants -	\$1,126,994	1.45%
FY12 grant *	\$1,126,994	1.45%
Program Income (estimate)	\$0	0.00%
McKinney-Vento Continuum of Care Homeless Assistance Programs	\$23,623,700	30.43%
Shelter Plus Care	\$9,070,965	11.69%
Supportive Housing Program	\$14,552,735	18.75%
EPA Brownfields Assessment & Cleanup Grants	\$300,000	
Clean Up & Assessment grants (prior year)	\$300,000	0.39%
Choice Neighborhood Initiative	\$1,352,250	1.74%
Community Challenge Grant	\$720,000	0.93%
Subtotal HUD & EPA Competitive Grants	\$27,122,944	34.94%
City Operating Budget	\$4,123,194	5.31%
Inclusionary Development Program (IDP)	\$675,000	0.87%
Section 108 Spread	\$244,250	0.31%
Leading the Way	\$5,500,000	7.09%
Neighborhood Development Fund (NDF)	\$0	0.00%
Subtotal City Funds	\$10,542,444	13.58%
Attorney General: Restoration & Crisis Response Grants	\$365,000	0.47%
Subtotal Miscellaneous Funds	\$365,000	0.47%
SUBTOTAL OTHER FUNDS (All Funds Except for HUD/CPD Formula Grants)	\$43,080,712	55.50%
GRAND TOTAL ALL FUNDS	\$73,165,760	100.00%
* Partial of FY12 Grant - balance may be allocated over 2-3 years		

AP-15 Expected Resources – 91.220(c)(1,2)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	16,834,371	2,000,000	2,102,867	20,937,238	67,337,484	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,418,285	480,000	1,000,000	5,898,285	17,673,140	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,087,647	0	0	2,087,647	8,350,588	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,161,878	0	0	1,161,878	4,647,512	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.
Continuum of Care	public - federal	Admin and Planning Permanent housing in facilities Permanent housing placement Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA Transitional housing	23,623,700	0	0	23,623,700	94,494,800	Competitive grant. FY12 Tier 1 renewal awards have been announced, Tier 2 awards are still pending. FY13 NOFA has not yet been issued. Year 1 grant amount is estimated based on the FY12 renewal amount. Amount for remainder of Con Plan is estimated as 4 times the Year 1 amount.

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Economic Development	5,000,000	0	0	5,000,000	20,000,000	Boston received a \$69.7 million Section 108 loan guarantee funding reservation in 2010? for its Boston Invests In Growth Loan Fund. To date, \$19.67 million has been awarded. We anticipate awarding an additional \$5 million for Year 1, leaving a balance of \$45 million to be expended by the 9/30/2015.
Other	public - federal	Acquisition	720,000	0	0	720,000	1,145,160	In November of 2011, Boston was awarded a \$1.87 million HUD Community Challenge Planning grant for planning and strategic land acquisition to facilitate smart growth and transit-oriented development along the Fairmount Commuter Rail Line in conjunction with the construction of four new MBTA stations and improvements to existing stations.
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services	1,352,250	0	0	1,352,250	6,717,750	Competitive Grant targeted to the redevelopment of the severely distressed HUD-assisted Woodledge/Morrant Bay housing development and the provision of services and physical improvements in the Quincy Corridor Choice Neighborhoods target neighborhood.

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Homeowner rehab	1,126,994	0	0	1,126,994	1,373,000	Boston was awarded \$2.475 million in September of 2011 to continue implementation for 36-months of its comprehensive program to reduce the hazards of lead-based paint in approximately 240 privately owned housing units.
Other	public - federal	Other	350,324	0	0	350,324	201,296	HUD grant to fund ongoing environmental monitoring of the municipal building in Dudley Square.
Other	public - state	Homebuyer assistance Homeowner rehab Rental Assistance	365,000	0	0	365,000	130,000	
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	5,500,000	0	0	5,500,000	22,000,000	Leading the Way (LTW) is Boston's multi -year housing strategy focusing in key areas such as: 1. Housing Boston's workforce; 2. Reversing the rise in homelessness; 3. Addressing the foreclosure crisis; and 4. Preserving and stabilizing rental housing. Local public funds are matched with private resources.

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Public Services Other	4,123,194	0	0	4,123,194	16,492,776	City operating funds support staff costs in several programs and within DND's administration and planning divisions.
Other	public - local	Economic Development	244,250	0	0	244,250	0	Net earnings above the City's cost of Section 108 loans.
Other	public - local	Homebuyer assistance Homeowner rehab	675,000	0	0	675,000	225,000	THE IDF fund is a grant from the Boston Redevelopment Authority (BRA) to assist middle-income homebuyers. The fund is capitalized through fees paid by private developers in lieu of building on-site inclusionary affordable housing.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME match is documented every year in Boston's annual performance report (CAPER) and is met by a combination of State rental assistance and non-Federal funds such as ***Leading the Way***, Neighborhood Development Fund, etc. We leverage \$12.24 in additional financing for every dollar in HOME assistance the City provided earning Boston a leverage ranking in the 100th percentile nationally based on HUD's most recent HOME Program Performance Snapshot (12/31/12). The most significant resource leveraged by our HUD funds is the Low Income Housing Tax Credit (LIHTC).

The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of DND's routine sub-recipient monitoring.

LEVERAGE: Several of the programs included in this Action Plan are directly linked to the implementation of the housing production goals of *Leading the Way*. The City allocates substantial amounts of its HUD funds as well as City funds towards these goals. The following chart is a brief summary of the resources the City committed to these housing programs in the current Program Year ending 6/30/13 and proposes to commit for the upcoming year starting 7/01/13.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. City owned tax foreclosed property is available for larger scale development, two current projects – **Quincy Heights** and **Quincy Commons** are examples. Another example is the **Fairmount Corridor Initiative** that will reduce the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels such as Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to generate a substantial number of construction and permanent jobs. **Grassroots** is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

Discussion

Please see above response.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing.	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,008,225 City Operating Funds: \$276,416 Comm of Massachusetts: \$100,000 Inclusionary Development Fund (IDF): \$425,000 Leading the Way (LTW): \$1,675,000	Homeowner Housing Rehabilitated: 1674 Household Housing Unit
2	Improve access to affordable owner housing	2013	2017	Affordable Housing		Affordable Housing - Rental & Homeownership	CDBG: \$976,383 City Operating Funds: \$264,123 Comm of Massachusetts: \$100,000 Inclusionary Development Fund (IDF): \$250,000 Leading the Way (LTW): \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Improve quality existing affordable rental housing	2013	2017	Affordable Housing Homeless	Quincy Corridor Choice Neighborhood	Affordable Housing - Rehab of Existing Units	CDBG: \$603,682 HOME: \$1,602,293 FY10/11 Choice Neighborhoods Implementation Grant: \$200,000 Leading the Way (LTW): \$1,850,000	Rental units rehabilitated: 331 Household Housing Unit

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase the supply of affordable housing	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor	Affordable Housing - Rental & Homeownership	CDBG: \$848,308 HOME: \$3,585,249 Community Challenge: \$600,000 Leading the Way (LTW): \$1,150,000	Rental units constructed: 250 Household Housing Unit Homeowner Housing Added: 21 Household Housing Unit
5	Provide Housing-Related Services to Homeless	2013	2017	Affordable Housing Homeless		Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$247,000 ESG: \$1,161,878 Continuum of Care: \$23,623,700 Comm of Massachusetts: \$165,000 Leading the Way (LTW): \$250,000	Tenant-based rental assistance / Rapid Rehousing: 555 Households Assisted Homelessness Prevention: 4288 Persons Assisted
6	Increase Housing Options for Persons with HIV/AIDS	2013	2017	Affordable Housing Non-Homeless Special Needs		Supportive Housing for Persons with AIDS	HOPWA: \$2,087,647	Housing for People with HIV/AIDS added: 925 Household Housing Unit
7	Support development of community gardens	2013	2017	Non-Housing Community Development		Redevelop city-owned vacant land and buildings	CDBG: \$378,750	Other: 4 Other
8	Abate Brownfield Sites for Redevelopment	2013	2017	suitable living environment	Fairmount Smart Growth Corridor	Brownfield Sites	CDBG: \$1,456,565 Inclusionary Development Fund (IDF): \$300,000 Lead Paint Abatement: \$251,620	Brownfield acres remediated: 500 Acre
9	Increase the Self-Sufficiency of Low-Income People	2013	2017	Social services	Quincy Corridor Choice Neighborhood	Community Development - Public Services Employment Opportunities	CDBG: \$13,793,065 Inclusionary Development Fund (IDF): \$3,386,250	Public service activities other than Low/Moderate Income Housing Benefit: 38500 Persons Assisted

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Improve the Quality of Neighborhood Facilities	2013	2017	Public and neighborhood facility improvement	Quincy Corridor Choice Neighborhood	Community Development - Public Facilities	CDBG: \$2,758,613 City Operating Funds: \$20,185 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000	Other: 32 Other
11	Revitalize Business Districts	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street Fairmount Smart Growth Corridor	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,658,534 Section 108: \$184,250 City Operating Funds: \$49,491 Community Challenge: \$80,000	Jobs created/retained: 480 Jobs Businesses assisted: 125 Businesses Assisted

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Increase Employment Opportunities	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street Fairmount Smart Growth Corridor	Community Development - Public Services Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$7,412,345 Section 108: \$43,000,000	Jobs created/retained: 2235 Jobs Businesses assisted: 2770 Businesses Assisted
13	Increase rate of successful low-income homebuyers	2013	2017	Affordable Housing			CDBG: \$982,996	Public service activities for Low/Moderate Income Housing Benefit: 3725 Households Assisted Other: 700 Other

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Increase the supply of lead safe housing	2013	2017	Affordable Housing			CDBG: \$185,930 Lead Paint Abatement: \$976,994	Rental units rehabilitated: 63 Household Housing Unit Homeowner Housing Rehabilitated: 63 Household Housing Unit
15	Support Community Housing Development Org (CHDO)	2013	2017	Affordable Housing			HOME: \$220,914	Other: 11 Other
16	Housing counseling to vulnerable populations	2013	2017	Affordable Housing			CDBG: \$404,252	Public service activities for Low/Moderate Income Housing Benefit: 490 Households Assisted
17	Prevent loss of subsidized housing stock	2013	2017	Affordable Housing			CDBG: \$268,000 Leading the Way (LTW): \$75,000	Other: 30 Other
18	Improve Neighborhood Storefronts	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood	Revitalize Neighborhood Business Districts	CDBG: \$934,459 Section 108: \$60,000 City Operating Funds: \$32,997 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000	Facade treatment/business building rehabilitation: 124 Business
19	Provide Business Technical Assistance	2013	2017	Non-Housing Community Development		Employment Opportunities	CDBG: \$638,410 City Operating Funds: \$22,408	Businesses assisted: 544 Businesses Assisted
20	Reduce City's Inventory of Vacant Buildings & Land	2013	2017	Non-Housing Community Development			CDBG: \$54,152 City Operating Funds: \$295,269	Other: 35 Other

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Maintain City-Owned Buildings & Lots	2013	2017				CDBG: \$290,700 City Operating Funds: \$1,447,920	Other: 150 Other
22	Demolish Blighted Buildings	2013	2017	Clearance and Demolition			CDBG: \$446,099	Buildings Demolished: 2 Buildings
23	Expand Fair Housing Choice and Access	2013	2017	Affordable Housing			CDBG: \$437,282	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
24	Provide Research & Reports	2013	2017	Planning and Administration			CDBG: \$342,174 City Operating Funds: \$84,218 Community Challenge: \$10,000 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000	Other: 125 Other
25	Administration	2013	2017	Administration			CDBG: \$2,831,254 HOME: \$489,829 City Operating Funds: \$1,578,967 Community Challenge: \$30,000 FY10/11 Choice Neighborhoods Implementation Grant: \$175,000 Lead Paint Abatement: \$150,000	Other: 1 Other

Goals Summary Information

Table 1 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the quality of owner housing.
	Goal Description	Lower income homeowners, especially seniors, often do not have sufficient savings to pay for the full cost of needed repairs and may not be able to obtain conventional financing at affordable rates due to limited incomes. Also, the program enables the City to rehabilitate and recycle abandoned City-owned buildings and REO properties to increase homeownership opportunities for low and moderate income families. We estimate serving 1674 housing units a year.
2	Goal Name	Improve access to affordable owner housing
	Goal Description	This program provides downpayment and closing cost assistance to graduates of approved homebuyer counseling courses to enable Boston residents to become first-time homebuyers and to buy REO properties in high-foreclosure neighborhoods. We estimate assisting 100 home purchases a year.
3	Goal Name	Improve quality existing affordable rental housing
	Goal Description	This Program provides loans to non-profit and for-profit developers for the acquisition and/or rehab of occupied buildings. We expect to commit funding to 331 existing units in PY13. All funds are made available through competitive request for proposals. Larger projects are required to set aside a percentage of units for the homeless.
4	Goal Name	Increase the supply of affordable housing
	Goal Description	This program makes funding available to assist non-profit and for-profit developers with the cost of developing new affordable rental housing and homeownership housing units through new construction, substantial rehabilitation and/or adaptive reuse of non-residential properties. Funds are made available via competitive requests for proposals.
5	Goal Name	Provide Housing-Related Services to Homeless
	Goal Description	This program provides housing-related services to the homeless. It is funded primarily through federal McKinney Vento Homeless Assistance Act Programs that supports permanent and transitional housing and supportive services for homeless individuals and families; funds programs that provide leasing funds to help house chronically homeless individuals and homeless persons with disabilities. CDBG funds are used for emergency rental assistance and ESG funds provide shelter operating costs, homeless prevention and services. The annual service level is 4288 individuals and 555 placements in permanent housing.

6	Goal Name	Increase Housing Options for Persons with HIV/AIDS
	Goal Description	This program provides housing related services to Persons with HIV/AIDS using HOPWA funds primarily to provide tenant-based rental assistance and housing related supportive services. These services are provided in the Boston HOPWA Entitlement Metropolitan Service Area (Suffolk, Plymouth and Norfolk Counties). We anticipate serving 925 persons a year.
7	Goal Name	Support development of community gardens
	Goal Description	The Grassroots program supports the development of community gardens on vacant city-owned land; 3-5 garden projects are committed a year.
8	Goal Name	Abate Brownfield Sites for Redevelopment
	Goal Description	The City owns many sites that pose a risk to the health and safety of abutting residents and are difficult to redevelop due to the presence of environmental hazards. This program investigates tests, analyzes and removes environmental hazards on foreclosed and surplus buildings and land in order to protect the public's health and safety and facilitate the redevelopment of these parcels.
9	Goal Name	Increase the Self-Sufficiency of Low-Income People
	Goal Description	This program provides assistance to low and moderate income persons in the following areas: 1)Adult Literacy, 2) After school and other youth services, 3)Counseling and other supportive services for adults. Programs and services are offered locally in neighborhood facilities. All programs have a long range goal of helping low-income individuals begin to move out of poverty. About 7700 clients are served annually within 68 funded programs.
10	Goal Name	Improve the Quality of Neighborhood Facilities
	Goal Description	The City of Boston supports organizations that are invested in our neighborhoods through the Partners with Non-Profits (PNP) program. PNP provides critical financial assistance to non-profit facilities to make capital repairs to increase accessibility for persons with disabilities, to replace or repair deteriorated roofs, kitchens or other systems.
11	Goal Name	Revitalize Business Districts
	Goal Description	Vital neighborhood commercial districts are important to supporting a suitable living environment, providing jobs to area residents, contribute to public safety and the property values of the surrounding residential areas. This program provides assistance to 19 non-profit Main Streets organizations in designated Main Streets districts. CDBG funds are used for projects in low/mod areas, local funds are used for projects in non-low/mod areas.

12	Goal Name	Increase Employment Opportunities
	Goal Description	The Boston Invests in Growth program provides loans and grants to for-profit businesses for larger scale economic development projects that either create or retain jobs for low-income persons or provide necessary business services to low and moderate income areas. Funding can be for acquisition, construction, rehabilitation or working capital loans for commercial and industrial projects. Projects either create or retain jobs for low-income persons or provide services such as restaurants, grocery stores, etc. in low and moderate income areas. In a given year, about 10 businesses are assisted creating more than 400 jobs. The Business Technical Assistance program provides managerial and financial products and services to small businesses that demonstrate a financial need and will either create additional jobs and/or provide expanded services to a low and moderate income area. In a given year, more than 500 businesses are assisted.
13	Goal Name	Increase rate of successful low-income homebuyers
	Goal Description	This program provides education courses for homebuyers and counseling assistance to avoid foreclosure. We estimate serving 3725 people in courses and providing foreclosure counseling to 700 homeowners a year.
14	Goal Name	Increase the supply of lead safe housing
	Goal Description	This program provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income families with a child under age 6.
15	Goal Name	Support Community Housing Development Org (CHDO)
	Goal Description	HOME funds support the operating expenses of certified Community Housing Development Organizations (CHDOs) engaged in the development of HOME-assisted or HOME-eligible housing. The program is administered by the Neighborhood Development Support Collaborative (NDSC) which is comprised of representatives of local foundations engaged in funding neighborhood development activities.
16	Goal Name	Housing counseling to vulnerable populations
	Goal Description	This program provides housing counseling, search and referral services to assist low and moderate-income persons, especially vulnerable populations such as the elderly, persons with AIDS and those threatened with displacement due to lender foreclosure, to retain their housing or secure affordable housing.
17	Goal Name	Prevent loss of subsidized housing stock
	Goal Description	This program, Tenants-At-Risk, supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities. The program works through the Community Economic Development Assistance Corporation (CEDAC) to provide organizational and project development consulting services to resident organizations.

City of Boston, Program Year 2013 Action Plan: July 1, 2013 to June 30, 2014

18	Goal Name	Improve Neighborhood Storefronts
	Goal Description	This project provides funding for moderate to substantial exterior and/or facade improvements for businesses located in neighborhood commercial areas.
19	Goal Name	Provide Business Technical Assistance
	Goal Description	This project provides managerial and financial products and services to small businesses.
20	Goal Name	Reduce City's Inventory of Vacant Buildings & Land
	Goal Description	This program makes available city-owned vacant land and buildings for redevelopment.
21	Goal Name	Maintain City-Owned Buildings & Lots
	Goal Description	This project makes needed emergency repairs, such as boarding, to prevent illegal entry on city-owned properties acquired through tax title foreclosure. And, readies city-owned properties for disposition.
22	Goal Name	Demolish Blighted Buildings
	Goal Description	This project demolishes blighted properties beyond repair and posing a threat to public safety.
23	Goal Name	Expand Fair Housing Choice and Access
	Goal Description	Through the Boston Fair Housing Commission, this project administers the City's Fair Housing program consisting of four primary components: 1.complaint investigation, 2. housing search, 3. oversee affirmative marketing plans and 4. education and outreach.
24	Goal Name	Provide Research & Reports
	Goal Description	This program provides timely and strategic research, analysis, maps and reports to support the department's programs and special initiatives.
25	Goal Name	Administration
	Goal Description	This program provides oversight and management of the department and coordination of financial and administrative responsibilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

For the most part, our CDBG, HOME, ESG and HOPWA funds will be used to continue the same programs we funded the last program year but at lower funding levels. Each of the 25 programs is designed to meet one of three major objectives (1. Decent Housing, 2. Suitable Living Environment or 3. Economic Opportunity) and to contribute accomplishments under one or more of three categories of outcomes (1. increase availability/accessibility, 2. increase affordability, 3. increase sustainability).

Projects

#	Project Name
1	Existing Homeowner Rehabilitation
2	Reserved
3	Homebuyer Financial Assistance
4	Homebuyer Technical Assistance
5	Rental Housing Preservation
6	Housing Production
7	Lead Paint Abatement
8	CHDO Operating Assistance
9	Housing Counseling
10	Reserved
11	Tenants-At-Risk (CEDAC)
12	Homeless and Supportive Housing
13	Supportive Housing for Persons with AIDS
14	Grassroots
15	Main Streets
16	ReStore
17	Commercial Real Estate Development
18	Business Technical Assistance
19	Reserved
20	Partners With Non-Profits
21	Reserved
22	Property Disposition
23	Brownfields Environmental Abatement
24	Property Management

#	Project Name
25	Demolition
26	Reserved
27	Human Services (JCS)
28	Policy Development & Research
29	Administration
30	Reserved
31	Fair Housing
32	Reserved
33	Reserved
34	Emergency Solutions Grant (ESG)

Table 2 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the most part, our CDBG, HOME, HOPWA and ESG funds will be used to continue the same programs we funded last year. 59% of our CPD funds will be used for housing and homeless programs. In total, CDBG and HOME funds support 12 housing and homeless programs. In addition, CDBG funds support our economic development, public service and property management programs. The HOPWA allocation increased 11%. The ESG program allocation was unexpectedly` cut 23% and we will likely not be able to fund all the organizations that received funding last year (PY12).

AP-38 Project Summary

Project Summary Information

1	Project Name	Existing Homeowner Rehabilitation
	Target Area	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor
	Goals Supported	Improve the quality of owner housing.
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	CDBG: \$4,008,225 City Operating Funds: \$276,416 Commonwealth of Massachusetts: \$100,000 Inclusionary Development Fund (IDF): \$425,000 Leading the Way (LTW): \$1,675,000

	Description	The project provides a combination of loans, grants, discount financing and technical assistance to Boston's homeowners to make needed property improvements. Location: Citywide; Expected completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities include small-scale rehab of owner-occupied 1-4 family buildings, emergency repairs and substantial rehab for senior homeowners.
2	Project Name	Reserved
3	Project Name	Homebuyer Financial Assistance
	Target Area	
	Goals Supported	Improve access to affordable owner housing
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	City Operating Funds: \$264,123 Commonwealth of Massachusetts: \$100,000 Inclusionary Development Fund (IDF): \$250,000 Leading the Way (LTW): \$500,000
	Description	The project provides downpayment and closing cost assistance to graduates of approved homebuyer counseling courses. Location: Citywide except for REO buyers in NSP eligible areas. Completion Date: 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Enable Boston residents to become first-time homebuyers.
4	Project Name	Homebuyer Technical Assistance
	Target Area	
	Goals Supported	Increase rate of successful low-income homebuyers
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	CDBG: \$982,996

	Description	The project improves access to affordable housing for homebuyers and homeowners. Location: Citywide. Completion Date: 6/30/2014
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The project provides first-time homebuyers, especially low-income and minority homebuyers with educational classes. Also, foreclosure prevention counseling.
5	Project Name	Rental Housing Preservation
	Target Area	Quincy Corridor Choice Neighborhood
	Goals Supported	Improve quality existing affordable rental housing
	Needs Addressed	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units
	Funding	CDBG: \$603,682 HOME: \$1,602,293 FY10/11 Choice Neighborhoods Implementation Grant: \$200,000 Leading the Way (LTW): \$1,850,000
	Description	This project preserves and increases the stock of affordable rental housing. Location is citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The project provides loans to non-profit and private developers (via competitive requests for proposals) for the acquisition and/or rehab of occupied buildings to prevent displacement, loss of housing opportunities and securing long term affordability.
6	Project Name	Housing Production
	Target Area	Fairmount Smart Growth Corridor
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	CDBG: \$848,308 HOME: \$3,585,249 Community Challenge: \$600,000 Leading the Way (LTW): \$1,150,000

	Description	Project makes funding available to assist non-profit and for-profit developers create new affordable rental and homeownership housing. Location: Citywide. Completion Date: 6/30/2014
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide funding through competitive requests for proposals for new construction, substantial rehabilitation or adaptive re-use of buildings for rental development, housing for homeless households and homeownership.
7	Project Name	Lead Paint Abatement
	Target Area	
	Goals Supported	Increase the supply of lead safe housing
	Needs Addressed	Affordable Housing - Rehab of Existing Units
	Funding	Lead Paint Abatement: \$976,994
	Description	The project provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income households with a child under age 6. Location: Citywide. Completion Date: 6/30/2014
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The primary activities funded under this request include: 1. Lead based paint inspection and testing in eligible housing with significant hazards; and 2. Lead hazard abatement including moderate risk abatement.
8	Project Name	CHDO Operating Assistance
	Target Area	
	Goals Supported	Support Community Housing Development Org (CHDO)
	Needs Addressed	
	Funding	HOME: \$220,914
	Description	The project provides HOME funds for the operating expenses of certified Community Housing Development Organizations (CHDOs) developing affordable housing. Location is citywide. Completion date is 6/30/2014.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide HOME funds for operating expenses to 11 CHDOs that are owners, developers and/or sponsors of affordable housing that is HOME eligible.
9	Project Name	Housing Counseling
	Target Area	
	Goals Supported	Housing counseling to vulnerable populations
	Needs Addressed	Affordable Housing - Rental & Homeownership
	Funding	CDBG: \$404,252
	Description	The project provides a broad range of housing counseling, search and referral services to assist low and moderate income persons secure rental housing. Location is citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing counselors help tenants to locate rental units and mediate disputes to avoid displacement.
10	Project Name	Reserved
11	Project Name	Tenants-At-Risk (CEDAC)
	Target Area	
	Goals Supported	Prevent loss of subsidized housing stock
	Needs Addressed	
	Funding	CDBG: \$268,000 Leading the Way (LTW): \$75,000
	Description	The project supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities. Location is citywide. Completion date is 6/30/2014.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Working through the Community Economic Development Assistance Corporation (CEDAC), the project provides technical, consulting and organizing assistance to approximately 30 resident groups of expiring use projects yearly.
12	Project Name	Homeless and Supportive Housing
	Target Area	
	Goals Supported	Provide Housing-Related Services to Homeless
	Needs Addressed	Housing-Related Services to Homeless
	Funding	CDBG: \$247,000 Continuum of Care: \$23,623,700 Commonwealth of Massachusetts: \$165,000 Leading the Way (LTW): \$250,000
	Description	The program provides housing-related services to the homeless.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Programs provide housing-related services to the homeless primarily through federal McKinney Vento Homeless Assistance Act programs in support of permanent and transitional housing, supportive services, and leasing funds. CDBG funds are used for emergency rental assistance and ESG funds provide shelter operating costs, homeless prevention and services. See IDIS Project 3034 for ESG.
13	Project Name	Supportive Housing for Persons with AIDS (HOPWA)
	Target Area	
	Goals Supported	Increase Housing Options for Persons with HIV/AIDS
	Needs Addressed	Supportive Housing for Persons with AIDS
	Funding	HOPWA: \$2,087,647
	Description	The project provides housing related services to persons with HIV/AIDS. Location is the Boston HOPWA Entitlement Metropolitan Service Area (EMSA) of Suffolk, Plymouth and Norfolk Counties. Provider contracts are two years: 7/1/13 to 6/30/15. Completion date is 6/30/2015.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HOPWA funds primarily provide tenant-based rental assistance and housing related supportive services to the almost 7,000 persons living with AIDS/HIV in the Boston EMSA.
14	Project Name	Grassroots
	Target Area	
	Goals Supported	Support development of community gardens
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$378,750
	Description	This project supports the development of community gardens on city-owned vacant land. Location is low/mod areas citywide or areas that primarily serve low/mod clients.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities include providing vacant land, grants and technical assistance to neighborhood groups and nonprofits to develop community gardens.
15	Project Name	Main Streets

	Target Area	Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Goals Supported	Revitalize Business Districts Increase Employment Opportunities
	Needs Addressed	Revitalize Neighborhood Business Districts
	Funding	CDBG: \$1,658,534 City Operating Funds: \$49,491 Community Challenge: \$80,000 S108 Spread: \$184,250
	Description	The project provides assistance to 19 designated Main Street districts to support commercial districts by attracting new businesses and providing jobs to area residents. Location see Main Streets reference map. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide financial and technical assistance through a four-point comprehensive approach to create and sustain the district's image: 1) community organization, 2) promotion, 3) design and 4) economic restructuring to enhance the image of the business district and attract consumers.
	16 Project Name	ReStore

	Target Area	Quincy Corridor Choice Neighborhood
	Goals Supported	Revitalize Business Districts Improve Neighborhood Storefronts
	Needs Addressed	Revitalize Neighborhood Business Districts
	Funding	CDBG: \$934,459 Section 108: \$60,000 City Operating Funds: \$32,997 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000 S108 Spread: \$60,000
	Description	This project helps neighborhood business and property owners with storefront improvements to support and strengthen the local commercial areas. Location is citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide financial assistance to neighborhood businesses to undertake a variety of improvements such as: 1. Restoration of exterior finishes/materials; 2. Repair or replacement of storefront windows and doors; 3. New signage and lighting; 4. Removal of roll-down grills; and 5. Installation of awnings
17	Project Name	Commercial Real Estate Development
	Target Area	
	Goals Supported	Revitalize Business Districts Increase Employment Opportunities
	Needs Addressed	Employment Opportunities Revitalize Neighborhood Business Districts
	Funding	CDBG: \$844,059 Section 108: \$5,000,000
	Description	The project provides loans and grants to for-profit businesses for larger scale economic development projects that will create jobs for low-income persons or provide needed business services to low and moderate income areas. Location is low/mod areas citywide. Completion date is 6/30/2014.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide funding to assist with acquisition, construction, rehabilitation or working capital loans for commercial and industrial projects.
18	Project Name	Business Technical Assistance
	Target Area	
	Goals Supported	Provide Business Technical Assistance
	Needs Addressed	Employment Opportunities Revitalize Neighborhood Business Districts
	Funding	CDBG: \$638,410 City Operating Funds: \$22,408
	Description	Project provides managerial and financial products and services to small businesses that will create additional jobs or provide an expanded service to a low and moderate income area. Location is primarily low/mod areas citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Types of assistance includes financial management, bookkeeping, inventory management and control, marketing, design assistance and legal assistance.
19	Project Name	Reserved
20	Project Name	Partners With Non-Profits
	Target Area	Quincy Corridor Choice Neighborhood
	Goals Supported	Improve the Quality of Neighborhood Facilities
	Needs Addressed	Community Development - Public Facilities
	Funding	CDBG: \$506,663 City Operating Funds: \$20,185 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000
	Description	The project provides funding to community based non-profit organizations to make physical improvements to their facilities. Location is citywide with targeted outreach to Choice Neighborhood/NRSA Strategy Area. Completion date is 6/30/2014.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide financial assistance to nonprofits to make capital repairs to improve the quality and/or accessibility of neighborhood facilities.
21	Project Name	Reserved
22	Project Name	Property Disposition
	Target Area	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor
	Goals Supported	Reduce City's Inventory of Vacant Buildings & Land
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$54,152 City Operating Funds: \$295,269
	Description	This project makes available city-owned land and buildings for redevelopment through a request for proposals. Location is citywide in low/mod areas. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funded activities include non-personal costs associated with the disposition of property for an eligible community development purpose. Examples include: appraisal, title search, marketing and signage.
23	Project Name	Brownfields Environmental Abatement
	Target Area	Fairmount Smart Growth Corridor
	Goals Supported	Abate Brownfield Sites for Redevelopment
	Needs Addressed	Brownfield Sites
	Funding	CDBG: \$291,313 City Operating Funds: \$51,200 EDI: \$50,324 EPA Brownfields: \$300,000

	Description	This project investigates tests, analyzes and removes environmental hazards on tax foreclosed and surplus buildings and land to protect the public's health and safety and facilitate the redevelopment of the parcels. The location is citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Boston's Brownfields program includes a model for prioritizing the City's inventory of Brownfield properties that includes assessment, remediation, redevelopment, and reuse.
24	Project Name	Property Management
	Target Area	
	Goals Supported	Maintain City-Owned Buildings & Lots
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$290,700 City Operating Funds: \$1,447,920
	Description	The project makes needed emergency repairs on city-owned property acquired through tax title foreclosure to protect the public health and safety until permanent repairs, disposition or redevelopment of the property can be completed. Location is citywide in low/mod areas or providing a benefit to low/mod persons. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities include non-personal costs associated with securing properties to prevent illegal entry, repairs to ensure the safety of occupants, or abutters, or to maintain the integrity of the structure.
25	Project Name	Demolition
	Target Area	
	Goals Supported	Demolish Blighted Buildings
	Needs Addressed	Redevelop city-owned vacant land and buildings
	Funding	CDBG: \$446,099

	Description	This project demolishes blighted properties that pose a threat to public safety and are infeasible for rehabilitation. Location is citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Demolish buildings that are beyond repair.
26	Project Name	Reserved
27	Project Name	Human Services (JCS)
	Target Area	Quincy Corridor Choice Neighborhood
	Goals Supported	Increase the Self-Sufficiency of Low-Income People
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$2,758,613 FY10/11 Choice Neighborhoods Implementation Grant: \$677,250
	Description	This project targets social services designed to assist low and moderate income residents to achieve economic self-sufficiency and reduce poverty. Location is citywide. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Programs in adult literacy, after school programs and other youth services, counseling and other supportive services for adults. Programs are held in local neighborhood facilities.
28	Project Name	Policy Development & Research
	Target Area	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor
	Goals Supported	Provide Research & Reports
	Needs Addressed	
	Funding	CDBG: \$342,174 City Operating Funds: \$84,218 Community Challenge: \$10,000 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000

	Description	Policy Development and Research (PDR) supports DND with program development assistance, research and policy analysis, mapping and data services, as well as grant-writing and technical assistance on regulatory and compliance matters. Location is not applicable. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Preparation and submission of federally required plans and reports; oversee Boston's HUD required citizen participation process; provide research, analysis, maps and reports to support programs and special initiatives.
29	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$2,831,254 HOME: \$489,829 City Operating Funds: \$1,578,967 Community Challenge: \$30,000 FY10/11 Choice Neighborhoods Implementation Grant: \$175,000 Lead Paint Abatement: \$150,000
	Description	Administration and Finance (A&F) manages DND's annual budget and provides oversight and management for a broad array of departmental responsibilities. Location is not applicable. Completion date is 6/30/2014.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Manage the flow and efficient processing of federal funds to DND projects and programs; administer contracts for administrative and construction services; monitor conformity with affordability covenants placed on property developed with DND funds; maintain project records in accordance with state and federal regulations; provide administrative support and services to DND and oversee the department's Management Information Systems (MIS).
30	Project Name	Reserved
31	Project Name	Fair Housing
	Target Area	
	Goals Supported	
	Needs Addressed	Community Development - Public Services
	Funding	CDBG: \$437,282
	Description	This program expands housing choice and ensures fair access to affordable rental and homeownership opportunities through the Boston Fair Housing Commission.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	4 Primary activities: 1. Investigations and enforcement of fair housing complaints, 2. maintain registry of government assisted housing, 3. oversee affirmative marketing of affordable housing, and 4. provide education and outreach.
32	Project Name	Reserved
33	Project Name	Reserved
34	Project Name	Emergency Solutions Grant (ESG)
	Target Area	
	Goals Supported	Provide Housing-Related Services to Homeless
	Needs Addressed	Housing-Related Services to Homeless
	Funding	ESG: \$1,161,878
	Description	This program works to reduce the number of homeless families and individuals.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding is used for Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-housing and Homeless Management Information System (HMIS). See IDIS 3012.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Unless otherwise specified, all of Boston's HUD-funded housing and community development programs are generally available to eligible low and moderate-income persons citywide. Certain programs have funding restrictions associated with a particular funding source that impose geographic restrictions. Also, CDBG-funded projects or programs such as Grassroots that rely on the Low-Mod Area (LMA) National Objective must be located within a primarily residential area in which more than 51% of residents have incomes below 80% of the Boston metropolitan area median income.

The Geographic Distribution table below is optional and we are not completing it. Applicants submit projects for funding throughout the program year and the majority of our programs are available citywide.

Geographic Distribution

Target Area	Percentage of Funds
Quincy Corridor Choice Neighborhood	
Allston Village Main Street	
Bowdoin/Geneva Main Street	
Brighton Main Street	
Chinatown Main Street	
Dudley Square Main Street	
East Boston Main Street	
Egleston Square Main Street	
Fields Corner Main Street	
Four Corners Main Street	
Greater Grove Hall Main Street	
Hyde/Jackson Main Street	
Hyde Park Main Street	
Mission Hill Main Street	
St. Mark's Area Main Street	
Uphams Corner Main Street	
Washington Gateway Main Street	
Mattapan Square Main Street	
Fairmount Smart Growth Corridor	
Whittier Street Choice Neighborhoods	

Table 3 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds are used for the 17 Main Street Districts that are located in qualified LMA areas. These are designated as Local Target Areas in the Consolidated Plan. The remaining 3 districts are funded with other (non-Federal) resources and are not included here.

Choice Neighborhoods (CN) funds, including the Public Safety Enhancement (PSE) grant, and the associated CDBG and Section 108 matching funds, are restricted to the Quincy Corridor Choice Neighborhood area. The funds were competitively awarded by HUD specifically for this area. The Quincy Corridor Choice Neighborhoods area was designated as a CDBG Neighborhood Revitalization Strategy Area (NRSA) in last year's Action plan. We are requesting that HUD continue the NRSA designation for the entire 5-year period covered by this Consolidated Plan.

The Community Challenge Planning Grant funds, including the acquisition loan pool, were competitively awarded and targeted specifically to the Fairmount Smart Growth Corridor. This area is designated as a Local Target area in this Consolidated Plan.

Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels.

HOPWA funds are available to service providers throughout the three-County (Suffolk, Norfolk, and Plymouth) Eligible Metropolitan Service Area, but as most of the persons living-with HIV/AIDS are within the City of Boston, most of the funded programs are located there as well. Maps of these locations of these geographic target areas are attached.

Discussion

All of the HUD funded programs are either targeted directly to low and moderate-income persons or to geographic areas with a majority of low and moderate-income persons. HOPWA funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS, the availability of affordable housing and supportive services, and the number and percentage of eligible low and moderate income persons with HIV/AIDS.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The primary focus of each of Boston’s Action Plans has been affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Action Plan are primarily resources for affordable housing. The City’s broader housing strategy, known in the past as the “**Leading the Way**” concluded in December of 2012. A new housing strategy, “**Housing Boston 2020**”, is currently under development and is expected to be completed and launched within the next two months. As with **Leading the Way** in the past, the goals and objectives of the new **Housing Boston 2020** strategy will be incorporated into the Consolidated Plan and annual Action Plans. Preliminary goals from **Housing Boston 2020** include adding 30,000 new units of housing by 2020.

One Year Goals for the Number of Households to be Supported	
Homeless	555
Non-Homeless	2,502
Special-Needs	97
Total	3,154

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	271
Rehab of Existing Units	2,131
Acquisition of Existing Units	100
Total	2,502

Table 5 - One Year Goals for Affordable Housing by Support Type

Discussion

See introduction above.

AP-60 Public Housing – 91.220(h)

Introduction

Primary responsibility for public housing and resident initiatives rests with the Boston Housing Authority (BHA) and is reported separately in the BHA's annual report to HUD.

Actions planned during the next year to address the needs to public housing

In addition to the BHA's efforts and programs, the City provides support to selected programs serving public housing residents through its CDBG-funded human service programs. The City's Department of Neighborhood Development has also supported the BHA's applications to HUD for funding under the HOPE-VI, Resident Opportunity Self Sufficiency (ROSS) and other programs targeted to serving public housing residents.

The City also provides CDBG, HOME or other funding to BHA redevelopment projects through the Rental Housing Preservation or the Rental Housing Production programs. The City will support and work closely with the BHA on the Choice Neighborhood Planning Grant award for Whittier Street Development.

Public housing residents participating in the BHA's Section 8 Homeownership Voucher program are encouraged to enroll in DND's homebuyer counseling programs and, upon completion of the program, they are eligible to receive downpayment and closing cost assistance from DND if they are purchasing a home in Boston. More information on the BHA's Section 8 Homeownership program is available in Chapter 16 of the BHA's Section 8 Administrative Plan:

<http://www.bostonhousing.org/pdfs/LHS2009AdminPlanSection8.pdf>

The Planning and Real Estate Development Department of the Boston Housing Authority (BHA) is responsible for redevelopment and leveraged financing programs, including HOPE VI projects, as well as several strategic planning and policy functions within the Authority. The link above provides access to the Plans and other documents. Other key roles of the department are 1) to enhance the BHA's outreach and links to residents and the larger community, 2) to administer the BHA's Agency Plan process, and 3) to run the BHA's Energy and Water Conservation Program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

BHA activities to increase resident involvement include the Resident Advisory Board a group of residents elected to represent and reflect the diversity of residents served by BHA and to advise on the development and implementation of the Annual Plan; Local Tenant Organizations which are elected by their peers and represent residents in public housing developments and advocate for the needs of residents on all matters; and Section 8 Tenants Incorporated which works on behalf of leased housing participants on areas of education and resident rights and advocates for the needs of leased housing participants; and finally the Resident Empowerment Coalition composed of residents, advocates, and BHA has convened resident leaders and advocate organizations to form the Resident Empowerment Coalition of BHA (REC). REC is working to develop sustainable strategies to enhance resident engagement. Language access has been identified by the Coalition as a key barrier to strengthening and sustaining Local Tenant Organizations (LTOs). The Coalition has been planning for the past year to establish the Resident Corps by surveying residents and LTOs, collecting BHA and citywide data, evaluating current resources and gaps, and reviewing best practice models to promote effective grassroots participation and outreach.

The BHA has made important progress on this goal in the past year with the hiring of a Resident empowerment Coordinator. Other accomplishments to date include:

- A. completion of five elections and identifying eight more to be completed by end of 2013,
- B. creation of a mix-finance Memorandum of Agreement to streamline the distribution and use of Tenant Participation funds at the mix finance developments between the tenants and private managements equal to the BHA's,
- C. increasing REC's bi-lingual staff and working with BHA LEP program to identify and promote existing resources within the BHA and
- D. enhancing communication by convening two sub-committees to identify common key areas that tenants have difficulty navigating and to produce better access to BHA services which will include a multi-lingual informational brochure, training for staff and tenants and a navigation

website for tenants and landlords and

- E. Successfully launching Section Eight Tenant Incorporation (SETI) which has increased Section 8 tenant participation in important decision processes. SETI will host quarterly Meet and Greet Session and two coffee hours for the project base tenants at Heritage and Lower Mills. A copy of the REC work plan can be obtained through the REC coordinator by calling 617-988-5316. REC has initiated the recruitment process to hire five Resident Housing Corp Members who will carry out the outreach and assist in increasing tenant participation by providing on-site capacity support to local tenant organization.

Additional information on resident involvement is posted here.

<http://www.bostonhousing.org/detpages/deptinfo64.html>

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The success of the City's efforts to reduce homelessness over the longer term will require that all placements into permanent housing are sustainable over time, providing the kind of support services that aid clients in addressing the root problems that led to their homelessness. Without these services, some recently re-housed people will drift back toward homelessness, only to repeat the cycle. The City also recognizes that these services must reflect the diversity of issues that lead to homelessness: some clients will require workforce skill development and job placement; others may need medically-based support services; and still others will need services to gain access to the right income support programs. The City's efforts to end homelessness will include ensuring that appropriate support services are attached to as many homeless placements as possible, either as mobile client-linked services, or as development-based services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Permanent Housing: One of Boston's key strategies is to permanently house individuals who have been living in emergency shelter longer than a year. Boston has created a list of 569 long-term stayers. To date, 238 have been housed through targeted services, 206 are no longer in shelter and assumed to be housed by their own resources, and 16 have passed away with 109 long-term stayers remaining in shelter. These 109 individuals continue to be the hardest to serve due to serious mental illness, chronic substance abuse issues and refusal to accept services and placement.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter: Boston currently has 4429 year-round emergency shelter beds. At this time, the City does not have any unmet need for additional emergency shelter beds. The City will use its Emergency Solutions Grant and City operating budget funds to continue to support Boston's Emergency Shelter Network.

Transitional Housing: Boston currently has 1709 year-round transitional housing units/beds. At this time, the City does not have any unmet need for additional transitional housing units/beds. The City will use its Supporting Housing Program renewal grant funds to continue to support Boston's Transitional Housing Network.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid Re-housing and Diversion: The Boston CoC will continue to deploy resources towards rapid re-housing activities through both existing McKinney-funded SHP resources and the new Emergency Solutions Grant.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless Prevention: In a tight resource environment, it is critically important that we do everything possible to prevent people from becoming homeless in the first place. It is generally far more cost-effective to prevent people from becoming homeless than it is rehouse them after they have been displaced. The City generally uses a significant amount of its Emergency Solutions Grant Funds (up to the maximum allowable 30%) and provides additional CDBG assistance to fund homelessness prevention activities.

Discussion

Please see above

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	56
Tenant-based rental assistance	30
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	60
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	146

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) most recent data, land costs account for 59% of the cost of building housing in Metro Boston compared to just 37% in nearby Providence, Rhode Island and 27.9% in Hartford, Connecticut.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

One of the ways the City of Boston has addressed the high cost of land is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land.

High Construction Costs: The high cost of labor and materials are another significant barrier to the production of affordable housing in Boston. This obstacle has proven more intractable in part due to state prevailing wage and Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds. The City does require construction contracts to be competitively bid and expects costs to be within a reasonable range based on the costs for comparable projects. On larger development projects, construction bids are often currently coming in above estimated costs due to the approximately two years that elapses between the predevelopment period and the actual bidding of a project.

Discussion:

Chapter 40-B: One of the most significant tools for encouraging affordable housing development in Massachusetts is the state law known as Chapter 40-B. Chapter 40B is a state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at

least 20-25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. The goal of Chapter 40B is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth and many communities have used it to negotiate the approval of quality affordable housing developments. The program is controversial, however, because the developer (a public agency, nonprofit organization or limited-dividend company) has the right to appeal an adverse local decision to the State in communities with little affordable housing (less than 10% of its year-round housing or 1.5% of its land area). Boston is one of only 39 municipalities (out of the 351) in the Commonwealth that have met or exceeded this 10% threshold. Over 18% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The greatest obstacles faced by the City in addressing underserved housing and community development needs are:

- a) the high prices of homes offered for sale are beyond the reach of most low and moderate income residents and even many middle-income residents,
- b) market rents are not affordable for lower-income residents, especially those with extremely low incomes, and

- c) lack of operating subsidies make it difficult to finance the development of housing that is affordable to very low and extremely low-income households.
- d) state and federal resources previously available to address these needs continues to be cut.

During the coming year, Boston will continue to advocate for additional funding for federal programs such as CDBG, HOME, Section 202, rental assistance programs such as HOPWA, Shelter Plus Care and Section 8, and for State programs such as the Affordable Housing Trust, the Housing Stabilization Program and the Mass. Rental Voucher Program. The Department of Neighborhood Development will aggressively pursue all available resources for housing and community development.

Actions planned to foster and maintain affordable housing

In order to ensure the continued coordination of the City's housing efforts, in May 2013 Mayor Menino created the ***Housing Boston 2020 Advisory Panel*** charged with identifying and addressing Boston's current and future housing challenges for the next ten-years. The Panel will create a comprehensive plan for the creation of 30,000 new units by 2020 that meet Boston's diverse housing needs with appropriate and affordable housing for all. The Panel is at work and a first report is expected by September 2013.

Actions planned to reduce lead-based paint hazards

The City of Boston has made great strides in its efforts to eliminate childhood lead poisoning in Boston. While the number of children under age 6 with elevated Blood Lead Levels (EBLLs) has been reduced by 95% in the past 15 years, there is still work to be done. The abatement of lead in existing housing units is an important part of the City's strategy for addressing an impediment to fair housing faced by low-income families with children.

The City developed a three-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing especially for low and moderate income families:

1. Housing Production - requiring lead safe units in City supported development plans (***Leading the Way*** and ***Housing Boston 2020***).

2. Enforcement - The City's Inspectional Services Department and the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program conduct housing inspections identify units with lead paint and take enforcement actions as needed.

3. Abatement - DND's Home Center Division administers Boston's nationally recognized **Lead Safe Boston** program. The program utilizes HUD and state funds to assist the abatement of lead hazards in existing housing. Boston was awarded \$2.5 million under HUD's FY13 Lead Hazard Control Grant competition. The funds will be used over a 36-month period.

Actions planned to reduce the number of poverty-level families

The City provides extensive funding for anti-poverty activities such as literacy and job training and child care initiatives through its Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. JCS's CDBG-funded activities are described in the Human Services program description in the next section of this Action Plan. This includes support for programs administered by Action for Boston Community Development and its affiliates, the City of Boston's anti-poverty agency. In addition, every winter the City runs a volunteer-staffed program to assist low-income families take advantage of the Earned Income Tax Credit (EITC).

Actions planned to develop institutional structure

Community Development Corporations/Community Housing Development Organizations

(CDCs/CHDOs): Some of the nation's strongest and most experienced community development corporations are based here in Boston. The City of Boston provides financial support for this network by using 5% of its HOME funds to provide operating assistance to 11 CDCs and other Community Housing Development Organizations (CHDOs). The operating assistance is administered through the Neighborhood Development Support Collaborative, a program of the Local Initiatives Support Corporation (LISC) and several Boston-area foundations. The City also provides funding through the HOPWA program to the AIDS Housing Corporation to provide technical assistance to facilitate the development of service enriched housing for persons with AIDS by linking AIDS service providers with housing developers.

Rental Housing Resource Center: In an effort to improve the coordination and efficiency of City services,

the City's Rental Housing Resource Center was merged with the Department of Neighborhood Development. There was no impact on the landlord and tenant counseling services offered and the merger ensures that the services are more closely coordinated with housing counseling, technical assistance and organizing assistance provided through DND's Tenants-At -Risk and other programs.

Main Streets Foundation: The Boston Main Street Foundation supports the very important work of the individual Main Street organizations. Each Main Street Organization is a small independent non-profit with one or one and a half paid staff people. The Boston Main Streets Foundation provides the opportunity to seek alternative funding from foundations and corporations - national, regional, and local - that can be distributed among districts. Grants will be sought for specific program initiatives as well as general operating support. In addition, the Foundation provides a vehicle to pursue creative joint fundraising opportunities.

The **Boston Home Center (BHC)** provides first-time homebuyers with educational courses and financial assistance, and markets homes developed for income-eligible, first-time homebuyers. The BHC also assists homeowners with education and foreclosure prevention counseling, and encourages strong, stable neighborhoods by providing residents with financing and technical assistance to maintain and improve their homes.

Actions planned to enhance coordination between public and private housing and social service agencies

For Housing efforts, see the Housing Boston 2020 Initiative above and posted on DND's webpage: http://www.cityofboston.gov/dnd/housing_boston_2020.asp The Boston Regional Network to End Homelessness Leadership Council (LC) was created in November 2008 and replaced the Homeless Planning Committee. The LC was formed as part of a statewide effort to prevent and end homelessness. The Mayor appointed LC members after conferring with leaders from the provider, business, consumer, philanthropic and faith communities. The Chair is the President of the Boston-area United Way. The LC directs CoC and Network activities including HMIS implementation and has responsibility for developing and implementing Boston's plan to prevent and end homelessness. The LC has adopted a Conflict of Interest policy and makes decisions through consensus or vote-taking when consensus cannot be reached.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Five of the programs included in this Action Plan are directly linked to the implementation of the housing production goals of *Leading the Way and Housing Boston 2020*. The City has allocated substantial amounts of its HOME and CDBG funds as well as City funds towards these goals.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$2,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$5,000,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$2,102,867
5. The amount of income from float-funded activities	0
Total Program Income:	\$9,102,867

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City does not plan to use any forms of investment other than those described in 24 CFR Sec. 92.205(b).

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City will enforce the resale requirements through an Affordable Housing Covenant that will constitute deed restrictions and covenants running with the land for a period of 30 years (“Deed Restrictions”) for assisted housing units. The Deed Restrictions includes a formula to determine maximum resale price, an option to purchase on the part of the City and financial penalties if the property is not sold in compliance with the requirements of the covenant.

The City, working with the Commonwealth of Massachusetts's Department of Housing and Community Development and HUD's consultant, revised the shared Affordable Housing Covenant applied to HOME funded housing units. The document is under review by HUD.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Maximum Resale Price

The “Maximum Resale Price” for the HOME-assisted units shall be determined according to the following formula:

- i) The consideration paid for the HOME Units as specified in the Deed to the Owner of the unit increased by three percent (3%) per annum, compound annually, plus
- ii) The actual cost of other capital improvements made to the HOME-assisted unit, not to exceed one percent (1%) per year of the consideration paid for the HOME-assisted unit; plus;
- iii) The amount of the real estate agent fee, up to an amount not to exceed three percent (3%) of the sum of (i) through (iv) and provided that such expense is documented.

This formula will ensure that the original HOME-assisted unit owner receives a fair return on their investment. The Seller is not guaranteed the maximum resale price. The Maximum Resale Price is the highest sale price allowed in accordance with the Affordable Housing Covenant. Actual market conditions may restrict the sale price to less than the allowed Maximum Resale Price.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City does not anticipate using any HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In the event that it becomes necessary to refinance such existing debt, the City will seek HUD’s prior approval as needed on a case-by-case

basis. In any case, the primary activity must be rehabilitation.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

ESG written standards are attached (see Appendix 3 in the Grantee Unique Appendices) in Template AD-25 Administration.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Department of Neighborhood Development, on behalf of the City of Boston, is the Collaborative applicant for the CoC and is also the recipient of HOPWA, NSP, HOME, CDBG and ESG. Therefore, all of our planning processes for these funds are part of the Consolidated Planning Process.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DND issues a request for proposals (RFP) that includes a set of ranking criteria that carry a point value. These criteria include:

- Project Description (which includes a description of the outreach, referral and intake process, of the population to be served and their needs, and the participation selection process)
- Organization Experience and Capacity,
- Coordination and Collaboration,
- Outcomes,
- Data Collection and
- Program Budget (including verification of match requirements)

A panel of DND staff rate and rank each proposal according to the criteria and then make funding recommendations to the DND Director and the Leadership Council of the Boston CoC (the lead agency for the Boston CoC).

- 4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

We meet this requirement.

- 5. Describe performance standards for evaluating ESG.**

DND utilizes four types of performance standards for evaluating ESG activities.

- a. The first one is the executed contract between DND and the sub-recipient. The contract includes the ESG regulations, a scope of services that describes the program, the provision of services, the process for the distribution of cash assistance (if applicable), and the program budget and outcome measures. If the sub recipient is out of compliance with any of the provisions of the contract, DND can terminate the funding.
- b. The second is the monthly or quarterly payment request process. Through this process we make sure that the funds are being spent in a timely manner, are being used for a eligible activities (including activities that were described in the scope of work), and the proper back-up documentation is being submitted to support the costs as requested.
- c. The third way is through semi-annual reports that include the number served, spending and progress on outcomes.
- d. The fourth way is through monitoring site visits. DND has an existing monitoring tool that is used for the Emergency Shelter Grant Program that will be adapted for the Emergency Solutions Grant Program. It is our intention to conduct our initial monitoring visit after the program has been operational for at least 3 months.

Discussion:

The City's PY13 allocation for ESG was cut 23.3% (\$353,282) compared to PY12. Consistent with our plans to reduce the number of homeless families and individuals, this year's Request for Proposals (RFP) will focus on the following priorities:

1. Street Outreach and the reduction of the number of the most vulnerable individuals on the street. Provide the services these individuals need to move them off the street to transitional or permanent housing.

2. Programs that move individuals out of shelter into permanent housing so they do not become the long term homeless. Provide individuals with the support services needed to reduce their length of stay in shelter.
3. Provide a safety net for families who are homeless but are not eligible for state-funded emergency shelter. Provide families with housing search and stabilization services.
4. Prevent families from becoming homeless by working with those facing eviction in housing court, partnering with owners of subsidized developments to avoid eviction and partnering with community based organizations (schools, health centers) to identify families at risk of losing their housing.

Public Comments

The City would like to thank the following individuals and organizations for their oral testimony and/or written comments on the Program Year 2013 Action Plan and 5-Year Consolidated Plan.

1. Dan Lerner, St. Mark's Main Streets	2. Christopher, Resident	3. Ed Ahern, Victory Programs
4. Betsy Cowan, Egleston Square Main Streets	5. Myra Ackerman, Family Aid Boston	6. Clara Garcia, United South End Settlements (USES)
7. Philippe Saad, St. Mark's Main Streets	8. Vivien Wu, Asian CDC	9. Ashley Mann, HomeStart
10. Noah Maslan, Urban Edge	11. Alana Olsen, Allston Village Main Streets	12. Lis Hulin Wheeler, Brighton Main Streets
13. Virginia Pratt, Ecumenical Social Action Committee (ESAC)	14. Nancy Sullivan, Project Hope	15. Robert Credle, Urban Edge
16. Elizabeth Araujo, Resident	17. Noah Maslan, Urban Edge	18. Ellen Nyepor, Resident
19. Toni Jones, Casa Myrna Vazquez	20. Bette Bohlke O'Gara, Key Steps	21. Jeanne DuBois, Dorchester Bay EDC
22. Anthony D'Andrea, Neighborhood of Affordable Housing (NOAH)	23. Noah Sawyer, Community Builders	24. Maria Barros, Resident
25. Bob Finch, Resident	26. Sharon, Resident	27. Nicole Fitzgerald, Father Bill's & MainSpring
28. Edith Murnane, Resident	29. Samantha Saad, Hawthorne Youth & Community Center	30. Evelyn Darling, Fields Corner Main Streets
31. Gloria Coney, Resident	32. Katie Provencher, Urban Edge	33. Shirley Caudette, Resident
34. Mery Catillo, Resident	35. Percy Stallworth, ESAC	36. Vanessa Pierre, Resident
37. Kelly Maloy, MassHousing Partnership	38. Brian Corbett, Fields Corner Main Streets	39. Kevin Hepner, United South End Settlements
40. Jennifer Effron, Washington Gateway Main Streets	41. Magalie Jean-Michel, Boston NAACP	42. Joanne Brown, Resident
43. Carlene Lopes, Resident	44. Carolina DeJesus, Boston HERC	45. Sonia Satchell, Resident
46. Andora Monteiro, Nuestra CDC	47. Phil Giffey, NOAH	48. Mark Hinderlie, Hearth
49. Brandon Williams, Sovereign Bank	50. Joyce Stanley, Dudley Square Main Streets	51. Lee Adelson, Fields Corner Main Streets
52. Max McCarthy, Upham's Corner Main Street	53. Noel Laing, Resident	54. Bill Minkle, ESAC
55. Lin Maloney, Resident	56. Michelle Meiser, Allston/Brighton CDC	57. Beverly Hilaire, Business Owner Fields Corner Main Streets

58. Tam Le, Business Owner Fields Corner Main Streets	59. Ed Geary, Jr., Board Member Fields Corner Main Streets	60. John Gallagher, Business Owner Fields Corner Main Streets
61. Kris Anderson, Fenway CDC	62. Lyndia Downie, Pine Street Inn	63. Tracy Campbell, Business Owner Fields Corner Main Streets
64. George Wolfrum, Business Owner Fields Corner Main Streets	65. Jenna Tonet, Upham's Corner Health Center	66. Damion Outar, Board Member Fields Corner Main Streets
67. Gerald Robbins, Hyde Jackson Square Main Streets	68. Kathy Brown, Boston Tenant Coalition	

A summary of the public comments received is provided below. Comments are grouped by issue and similar comments may have been combined or paraphrased.

Comment	Response
Issue: Funding Foreclosure Prevention and Counseling Contracts to Nonprofit Partners	
5 clients gave testimony regarding the value of foreclosure prevention services and staff at 4 agencies providing foreclosure related counseling and one nonprofit agency urged continued funding.	The City plans to continue funding foreclosure prevention in the upcoming program year.
Issue: CDBG Funded Human Services	
A number of organizations expressed the value of CDBG funding to their public service programs and urged the City to continue funding programs serving the neediest residents.	The City allocates the maximum percentage allowed (of our annual allocation) under CDBG regulations to support programs and services assisting low and moderate income residents to achieve economic self-sufficiency and reduce poverty. PY13 is a renewal year for JCS contracted providers.
Issue: Homebuyer Programs	
Two community lenders, five nonprofits, and three clients urged the City to continue providing funding for first time homebuyer counseling and down payment assistance.	The City will be continuing its existing first-time homebuyer down payment and closing-cost assistance and homebuyer counseling programs. HOME funds replaced the ADDI funding that was terminated by Congress. The City has also made a significant amount of additional resources available through the Neighborhood Stabilization Program and local funds are provided as well. Promoting affordable homeownership is a key goal of Boston's housing strategy.
Issue: Homeowner Rehabilitation Programs Including Lead Paint Abatement	
Eight clients testified about the importance of the technical and financial assistance provided by the City in helping them make needed home repairs.	Thank you, no response is necessary.
Three nonprofit home repair providers and one	The City plans to continue the programs.

contractor urged the City to continue support of the senior homeowner repair, HomeWorks Help and Lead Safe Boston programs.	
Issue: Economic Development:	
Nine Main Streets Districts, 5 business owners and several Main Street board members urged the continued funding of the Main Streets program and ReStore as important sources for job growth and for positive impact to neighborhood business districts.	The City plans to continue the programs.
One Fields Corner business owner expressed disappointment in his Main Street organization, stating that they were not effective.	The Field's Corner Main Street Director will engage the business owner to review the City's supported economic development programs.
Issue: Affordable Housing – Creation and Retention	
<p>Three agencies that partner with the City to create affordable housing spoke of the increased demand for affordable units and urged the City to continue its strong financial commitment. Additionally, one of these agencies noted that local jobs targeted for residents are created with housing construction activities.</p> <p>One agency serving the homeless urged the City to minimize federal funding cuts to the HOME program for households under 30% of AMI.</p>	The City's housing programs advance the goals of Boston's multi-year housing strategies (<i>Housing Boston 2020</i> and <i>Leading the Way</i>) to <u>create</u> new affordable rental units and <u>preserve</u> the existing housing stock. The City meets and often exceeds federal requirements with respect to housing affordability and strives for a balance of affordable and mixed income housing. In fact, Boston has 20% of all the affordable housing stock in Massachusetts, 30% off all new production since 2000 and far exceeds the 10% target for the state.
Another nonprofit agency urged the City to direct public resources to a pool of funds to purchase expiring use properties, to double the fee developers pays to the Inclusionary Development Fund, and to direct the control of inclusionary development funds to an entity with greater public disclosure of operations.	We will take these recommendations under advisement.
Issue: Use of City funds to benefit households that are not severely housing cost burdened.	
A nonprofit organization urged the City to redirect funding for existing homeowner rehabilitation programs, the Middle Income Initiative (development of housing on city-owned discounted land) and any other programs serving households above 80% of AMI, to rental programs exclusively serving households experiencing a severe housing cost burden, especially households of color, to foreclosure	The City's housing programs advance the goals of Leading the Way III, our multi-year housing strategy, to create new affordable rental units and preserve the existing housing stock. Historically, about 60% of HomeWorks rehab clientele are CDBG eligible (below 80% AMI), all homeowners must satisfy an asset limit and many repairs are to rental units in multi-families. We feel that our total allocation of PY13 resources (8.9%) to preservation of

<p>assistance programs, to preservation of expiring use properties and to distressed low-income homeowners.</p>	<p>housing (senior homes, emergency repairs, HomeWorks and Triple Decker) is appropriate given these resources primarily serve households at or below 80% AMI. Also, the City meets and often exceeds federal requirements with respect to housing affordability as detailed within the Leading the Way strategy and strives for a balance of affordable and mixed income housing.</p>
<p>Issue: Disposition of City Owned Parcels</p>	
<p>A resident voiced concern that the City looked more favorably on community gardens and larger developments on City owned parcels over his business plan to open a youth hostel. He has been unsuccessful bidding to purchase real estate through DND's Real Estate Management & Sales Division (REMS).</p>	<p>REMS manages the process through which land and buildings are disposed, which often entails community meetings, crafting and issuing Requests for Proposals (RFP), and overseeing the review selection process of bidders. Below are short descriptions of the disposition programs REMS manages.</p> <p>Clearinghouse - a program that provides information on the City's inventory of tax-foreclosed and surplus property to interested parties, including foreclosure status, and purchase information. Residents may sign up to receive a notice when a particular property is advertised for disposition.</p> <p>Real Estate Disposition Initiative - Building & Land Sales - a program designed to facilitate the sale of surplus, tax-foreclosed, City-owned parcels to private buyers. Buildings and land are made available at or below market value through a city-issued RFP.</p> <p>Yard Sale - a land disposition program through which small parcels of land are sold to residential abutters for use as open space.</p>
<p>Issue: Development and Issuance of the Entire Consolidated Plan</p>	
<p>A nonprofit organization expressed concern that the "piecemeal" manner in which the City issued the Consolidated Plan, Strategic Plan and Annual Action Plan for public comment did not comply with HUD regulations. And, because all three components were not issued at the same time, the connection between needs, market analysis and allocation of funds is not only not clear but out of sequence.</p>	<p>HUD recently launched a new template for preparing Action Plans and Consolidated Plans, the e-Con Planning Suite. As with any major new online system, there are bugs to be sorted out. In order to produce a document to be shared with the public for review and comment, the on-line document must first be downloaded into Word. We found that the resulting Word document was not particularly user friendly or readable. It was not well formatted, data and narratives from the on-line version did not always carry over into the Word version as expected, and some tables ended up auto-populated with incorrect or just random data or narratives.</p> <p>As a result, and in order to keep to the timeline for issuing the draft documents for public comment, we created hybrid versions for the draft Plans using the e-ConPlan template where possible, but grafting on some</p>

	<p>parts of previous HUD templates to produce a more user friendly document.</p> <p>All components of the Plan were posted for public review and comment for 30-days. And, once all three draft components of the Consolidated Plan were issued, an additional citywide hearing was held to take testimony and comments. The City feels we complied with HUD's Citizen Participation requirements.</p>
--	--

Issue: Homelessness Priorities	
<p>Seven agencies serving the homeless expressed concern regarding the federal funding cut (23%) in PY13 to the Emergency Solutions Grant (ESG) program.</p>	<p>Consistent with the City's plan to reduce the number of homeless families and individuals, ESG funds will focus on these priorities:</p> <ul style="list-style-type: none"> • Street Outreach and the reduction of the number of the most vulnerable individuals on the street. Provide the services these individuals need to move them off the street to transitional or permanent housing • Programs that move individuals out of shelter into permanent housing so they do not become the long term homeless. Provide individuals with the support services needed to reduce their length of stay in shelter. • Provide a safety net for families who are homeless but are not eligible for state-funded emergency shelter. Provide families with housing search and stabilization services. • Prevent families from becoming homeless by working with those facing eviction in housing court, partnering with owners of subsidized developments to avoid eviction and partnering with community based organizations (schools, health centers) to identify families at risk of losing their housing.
Issue: Housing Opportunities for Persons with AIDS (HOPWA)	
<p>A HOPWA provider requested continue funding for stabilization services for person living with HIV/AIDS in Plymouth County due to recent closure of the major AIDS Service Organization.</p>	<p>The City works collaboratively with all of its non-profit partners, including AIDS Service Organizations to ensure effective communication across the networks that provide homeless assistance and supportive services to vulnerable populations.</p> <p>The funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS, the availability of affordable housing and supportive services, and the number and percentage of eligible low and moderate income persons with HIV/AIDS.</p>

